

KENTUCKY DEPARTMENT OF EDUCATION

STAFF NOTE

Action/Consent Item:

Site approval for the proposed North Elementary School in Campbell County

Applicable Statute or Regulation:

702 KAR 4:050, Building Sites; Inspection, Approvals

Action Question:

Should the Kentucky Board of Education (KBE) approve the purchase of the Cold Spring Crossing property for the site of the proposed North Elementary School?

History/Background:

Existing Policy. 702 KAR 4:050 states that the cost of school site acquisition and site preparation shall not exceed ten percent of the maximum budget for the project, unless approved by the Kentucky Board of Education.

The first priority on the Campbell County Facility Plan, now in the amendment and hearing process, is construction of a new elementary school (Cap. 750) to replace the transitional 75-year-old Highland Heights Elementary School that serves students in the northern Campbell County area that is now experiencing steady growth. Expansion of the 6.98-acre site at Highland Heights Elementary School is not feasible because the property is located in an established single-family residential neighborhood. The issue with the proposed site is the cost of the property plus the estimated site development costs are 20.26% of the total estimated project cost.

Policy Issues and Options:

The proposed 20.21-acre site is in the City of Cold Spring on Crossroads Boulevard near the intersection of Alexandria Pike (US 27) and AA KY 9 Highway. The estimate of site development and acquisition costs are as follows:

Architect's Estimated Site Development Cost	\$1,200,000
Site Acquisition Cost	<u>\$2,650,000</u>
Total Site Development & Site Acquisition Cost	\$3,850,000
Estimate of Total Project Cost	\$18,997,900

The Kentucky Board of Education (KBE) has the following options regarding this site acquisition request:

1. Approve the purchase of the site.
2. Delay action and request additional information.
3. Disapprove acquisition of the site.

Staff Recommendation and Rationale:

Staff recommends KBE approval of the site purchase. Of the nineteen potential sites in the vicinity of Highland Heights and Cold Spring that were considered by the consultants, eight did not meet the minimum acreage requirement of thirteen acres, and some of those that did had slopes over 20%, which would make site development costs prohibitive.

The Cold Spring Crossing site was selected as the best choice because it meets the criteria of 702 KAR 4:050. It is demographically and conveniently well-located near the intersection of the AA Highway and Alexandria Pike, and site utilities such as sanitary sewers, water, gas and electricity are already in place. At this time the school district has an option to purchase the site for the appraised market value as of September 26, 2005, of \$2,650,000.

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Deputy Commissioner

Commissioner of Education

Date:

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